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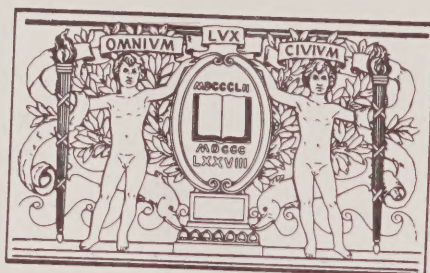
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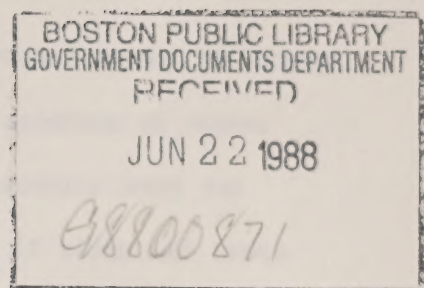
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**Role of the Boston Economy
in Income Ranking and Income Gains
of Leading Massachusetts Cities and Towns**

**Andrew Foley
Policy Development and Research**

December 1987

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City of Boston**

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A recent article in the Boston Globe highlighted the westward spread of income growth from the Boston area to the Rte. 495 area. The questions of where workers earned their income and the role of the Boston economy were not addressed. An analysis of the commuting patterns of the 25 cities and towns with the highest, lowest, and fastest growing per capita income shows the impact of the Boston Economy beyond its city limits.

In the 25 highest per capita income cities and towns with a total workforce of 212,468 workers, better than 1 in 4 (26.1%) resident workers had jobs in Boston. This group not only includes towns like Weston (25.9%), Wellesley (23.6%) and Dover (24.5%) but also towns further out like Boxford (12.9%), Topsfield (13.6%) and Boxborough (4.6%). Only one high income town, Longmeadow, which is outside Springfield, reported no workers commuting to Boston.

In marked contrast, the 25 lowest per capita income communities with a comparable total of 195,565 workers had only 2.4% of their workers commuting to Boston. Most of these towns are in western and southeastern Massachusetts, with few sending any to work in Boston. Only 2 of these low income towns had more than 1% of their workforce employed in Boston: Lawrence (21.1%) and Chelsea (35.6%). This trend of correlation between per capita income and percentage of workers in Boston is further supported by the 1984 Boston Redevelopment Authority study, "Who Works in Boston, Commuting patterns in the Boston Metropolitan Area" which found that 21% of metro area workers living outside Boston are employed in the City of Boston.

The 25 cities and towns with the fastest per capita income growth, 1979-85, show other aspects of the trend: 8.9% of a workforce of 104,847 are employed in Boston. Of the 25 towns represented in this average, the eight which have greater than 10% of their workforce commuting to Boston include the seven towns

with per capita incomes above \$20,000. Hull is the exception with 27.5% of its workforce commuting to Boston and a per capita income of \$11,279, a level below that of the Massachusetts average of \$12,150. This fast growth list essentially contains two types of towns: those which are wealthy and increasing their wealth at a rapid rate with substantial Boston Employment and those which were less wealthy, are quickly increasing per capita income and send fewer workers into Boston (generally the Rte.495 towns).

The important role Boston jobs play in the income ranking statewide is clear. For the 25 cities and towns with the highest per capita income levels (in 1985), one out of four workers commute to jobs in Boston, and four of the five fastest per capita income growth cities and towns send over 10% of their workforce to Boston each day.

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TABLE 1: HIGHEST PER CAPITA INCOME COMMUNITIES

RANK IN STATE, 1985	PER CAPITA INCOME, 1985	%GAIN FROM 1979	ALL WORKERS	WORKING IN BOSTON	% WORKING IN BOSTON
1 WESTON	35260	97.5	5214	1350	25.9
2 DOVER	28525	82.8	2094	514	24.5
3 SHERBORN	25453	88.9	1797	393	21.9
4 LINCOLN	24242	86.9	3354	512	15.3
5 CARLISLE	24213	89.4	1612	179	11.1
6 WAYLAND	23724	80.2	6116	1001	16.4
7 CONCORD	22570	85.4	8194	955	11.7
8 COHASSET	22508	76.6	3414	893	26.2
9 WELLESLEY	22420	79.1	12385	2923	23.6
10 SUDBURY	21499	78.2	6683	908	13.6
11 MANCHESTER	21330	77.3	2507	272	10.8
12 LEXINGTON	21138	74.2	14985	1645	11.0
13 NEWTON	20601	77.5	42055	13830	32.9
14 LYNNFIELD	20410	75.4	5460	899	16.5
15 NEEDHAM	20348	75.7	13612	3396	24.9
16 LONGMEADOW	20306	65.3	7169	0	0.0
17 BROOKLINE	19976	73.6	28670	15338	53.5
18 WENHAM	19749	78.4	1749	123	7.0
19 WINCHESTER	19738	74.8	9441	2287	24.2
20 MARBLEHEAD	19734	69.8	10094	2031	20.1
21 BOXBOROUGH	19591	79.8	1671	77	4.6
22 BOXFORD	19207	67.9	2512	323	12.9
23 WESTWOOD	19189	75.6	6348	2150	33.9
24 BELMONT	19184	72.4	12507	3051	24.4
25 TOPSFIELD	19048	77.5	2825	384	13.6
STATE AVERAGE	12510	67.8			
BOSTON	10774	64.4			
TOTAL			212468	55434	26.1

SOURCES: U.S. BUREAU OF THE CENSUS, PLACE OF WORK DESTINATIONS: MASSACHUSETTS, 1980, STF4

JEFF BROWN, WHO WORKS IN BOSTON, BOSTON REDEVELOPMENT AUTHORITY, 1984

THE BOSTON GLOBE, 12/21/87, IN MASS., THE WEALTH IS SPREADING WEST, JERRY ACKERMAN

TABLE 2: LOWEST PER CAPITA INCOME COMMUNITIES

RANK IN STATE, 1985	PER CAPITA INCOME, 1985	%GAIN FROM 1979	ALL WORKERS	WORKING IN BOSTON	% WORKING IN BOSTON
327 SOUTHBIDGE	9381	51.6	7026	9	0.1
328 ERVING	9369	46.4	540	0	0.0
329 CUMMINGTON	9350	56.4	290	0	0.0
330 MIDDLEFIELD	9327	55	148	0	0.0
331 ATHOL	9324	49.8	4360	0	0.0
332 WALES	9324	57.4	463	0	0.0
333 E. BROOKFIELD	9296	53	905	0	0.0
334 HARDWICK	9283	50.6	1010	0	0.0
335 WINCHENDON	9269	62.8	2889	0	0.0
336 SPRINGFIELD	9088	56.2	61784	0	0.0
337 SAVOY	9045	64.4	247	0	0.0
338 WENDALL	8966	68.1	329	0	0.0
339 ROYALSTON	8939	60.6	388	0	0.0
340 WARWICK	8852	64.7	234	0	0.0
341 NORTH ADAMS	8839	57.8	7254	0	0.0
342 HEATH	8695	59.7	206	0	0.0
343 LAWRENCE	8624	57.2	2492	526	21.1
344 ORANGE	8560	53	2673	0	0.0
345 AMHERST	8371	61.4	14858	0	0.0
346 WASHINGTON	8291	51.8	271	0	0.0
347 CHELSEA	8259	53.2	9950	3544	35.6
348 NEW BEDFORD	8156	50.2	39580	335	0.8
349 FALL RIVER	8050	54.9	37269	285	0.8
350 FLORIDA	7642	47	318	0	0.0
351 GAY HEAD	6409	64.9	81	0	0.0
STATE AVERAGE	12510	67.8			
240 BOSTON	10774	64.4			
TOTAL			195565	4699	2.4

SOURCES: SEE CITATIONS TO TABLE 1

TABLE 3: FASTEST INCOME GROWTH

CITY/TOWN	PER CAPITA INCOME, 1985	RANK	%GAIN 1979-1985	ALL WORKERS	WORKING IN BOSTON	% WORKING IN BOSTON
WESTON	35260	1	97.5	5214	1350	25.9
CARLISLE	24213	5	89.4	1612	179	11.1
SHERBORNE	25453	3	88.9	1797	393	21.9
SOUTHBOROUGH	18032	28	87.4	2957	236	8.0
LINCOLN	24242	4	86.4	3354	512	15.3
ASHLAND	16377	42	86.6	5126	221	4.3
PELHAM	16549	40	86.2	554	0	0.0
TYNGSBOROUGH	13207	112	85.8	2964	77	2.6
BERLIN	14324	78	85.7	1118	29	2.6
CONCORD	22570	7	85.4	8194	955	11.7
WESTFORD	15635	52	84.4	6123	245	4.0
NORFOLK	13558	98	84	2453	184	7.5
LITTLETON	15305	60	83.7	3707	119	3.2
NORTHBOROUGH	16049	45	83.4	5498	165	3.0
DOVER	28525	2	82.8	2094	514	24.5
MIDDLETON	14445	76	82.6	2120	148	7.0
GROTON	14864	68	82	2916	95	3.3
FRANKLIN	12383	149	81.3	8155	622	7.6
NEWBURYPORT	13036	120	80.9	7397	345	4.7
WAYLAND	23724	6	80.2	6116	1001	16.4
CHELSEMSFORD	15399	56	80	14889	511	3.4
HULL	11279	204	79.9	3981	1093	27.5
HOPKINTON	15329	59	79.9	3568	257	7.2
BOXBOROUGH	19591	21	79.8	1671	77	4.6
BOLTON	17120	35	79.4	1269	42	3.3
MASS AVERAGE	12150		67.8			
U.S. AVERAGE	10797		48			
TOTAL				104847	9370	8.9

SOURCES: SEE CITATIONS TO TABLE 1

In Mass., the wealth is spreading west

Interstate 495 area has experienced sharp rise in per-capita income, US census shows

By Jerry Ackerman
Globe Staff

From north to south, Boston's "money belt" is bulging.

What once was a tight clutch of wealthy suburbs just west of the city has become a thick band of towns and small cities paralleling the outermost of Greater Boston's two beltways, Interstate 495, and reaching from New Hampshire south almost to Rhode Island.

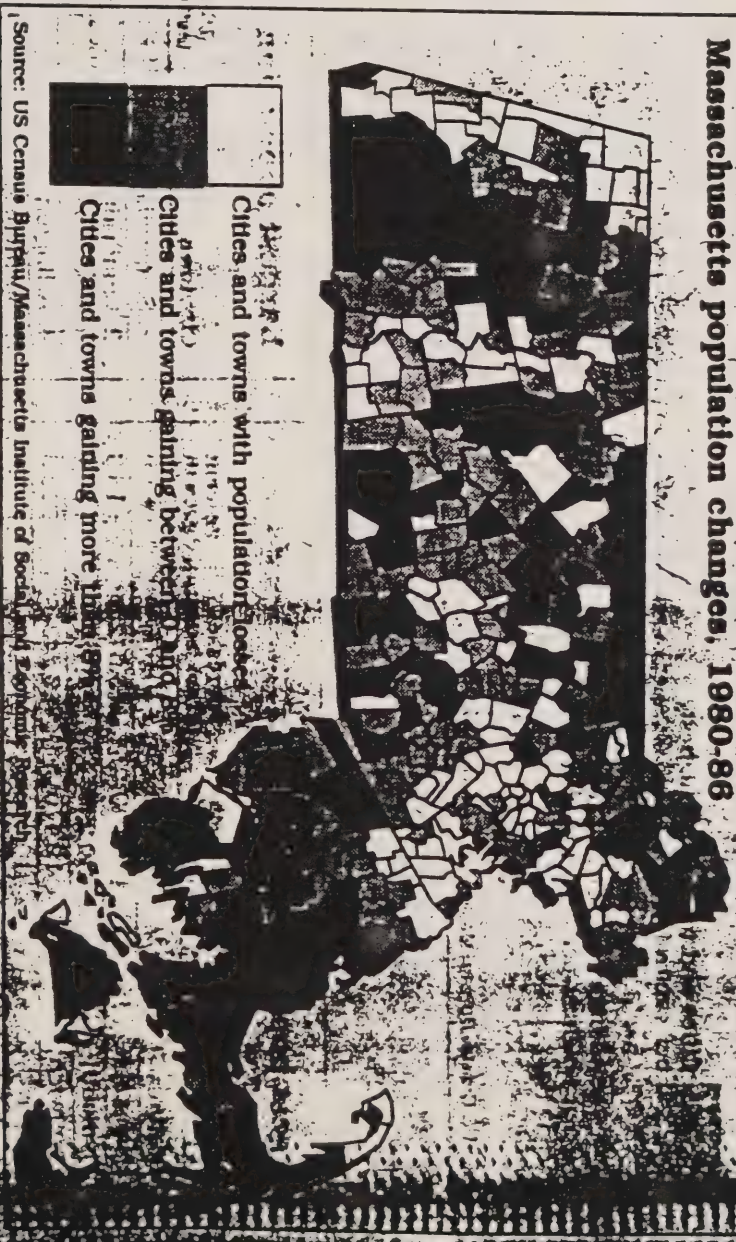
Tyngsborough, Dunstable, Pepperell, Carlisle, Hopkinton, Ashland, Norfolk, Mendon — once largely rural or mill towns, most with few connections to Boston — have been moving up the Bay State economic ladder faster than many had expected. It is all part of Massachusetts' high-tech and service-industry boom, and while most of these towns are not yet as rich as Weston, Dover and Lincoln, their per-capita incomes have shot up well beyond the statewide average.

The wave of population moving westward to these communities with easy access to I-495 had been forecast by population specialists as new-age industries built sprawling campus-like facilities on former farmland alongside major roads.

But less expected was the money these people brought with them as they moved to be close to the new jobs — or, alternatively, to find houses they could afford as Boston's service-industry boom pushed in-town condominium prices sky-high.

CENSUS, Page 20

Massachusetts population changes, 1980-86



Mass. money spreads west

■ CENSUS

Continued from Page 19

"It's the reestablishment of Route 128," Boston's postwar boom belt, "a little farther west," said Stephen Coelen, director of the Massachusetts Institute of Social and Economic Research, at the University of Massachusetts at Amherst.

Or, as Marvin Goldberg, owner of the Ashland Public Market, put it while describing the new affluence in his town: "Haagen-Dazs? Ben & Jerry's? It never would have happened in this town."

Most casual observers watching the pace of condominium construction and the number of upscale restaurants and video outlets opening were convinced that the I-495 region was where growth and wealth were headed.

But now these changes are documented. In newly released US

Census Bureau population and income estimates for 1985-86 that show both the extent and depth of this growth.

These statistics also show clearly what other parts of the state have claimed for some time — that the boom has been limited mostly to the eastern end of Massachusetts and that many residents of towns west of Worcester are barely keeping up with inflation.

An analysis of these statistics by the Boston Globe, in consultation with population and demographics specialists, showed that the period between 1979-80 and 1985-86 produced the following changes:

- The largest population gains in the state continue to be in Cape Cod and the Islands and in Plymouth County. Most of these gains represent retirees or families seeking affordable housing; neither group has brought extraordinary wealth with it.

- Much of the growth both on the Cape and in the outer-ring suburbs continues to be at the expense of inner-ring communities such as Cambridge, Somerville, Belmont, Watertown, Dedham, Braintree and Quincy.

- Along with expected changes along I-495, a second growth belt has emerged in the tier of towns west of Lowell along the New Hampshire border. Tufts University demographer Rob Hollister thinks many of these newcomers work in high-tech jobs in and near Lowell but "had to reach out" to find affordable homes.

- Specialists say that this trend, plus the state's relatively small population growth between 1980 and 1986 — to 5,832,000, a 1.7 percent increase — suggests

that while the boom has been good to Bay Staters, it has not attracted many outsiders.

- Most regional population growth has leveled out since 1984. But a handful of towns have seen population bursts since then, including Mashpee, Carver, Marion and Rochester in southeastern Massachusetts and a half-dozen towns around Worcester.

- Boston gained 10,606 residents between 1980 and 1986 for a total of 573,600, making it and New York the only large Eastern cities with gains since 1980. Boston officials dispute the Census Bureau estimate, saying it does not agree with their higher estimates. Those numbers now are part of a pending court dispute over legislative redistricting.

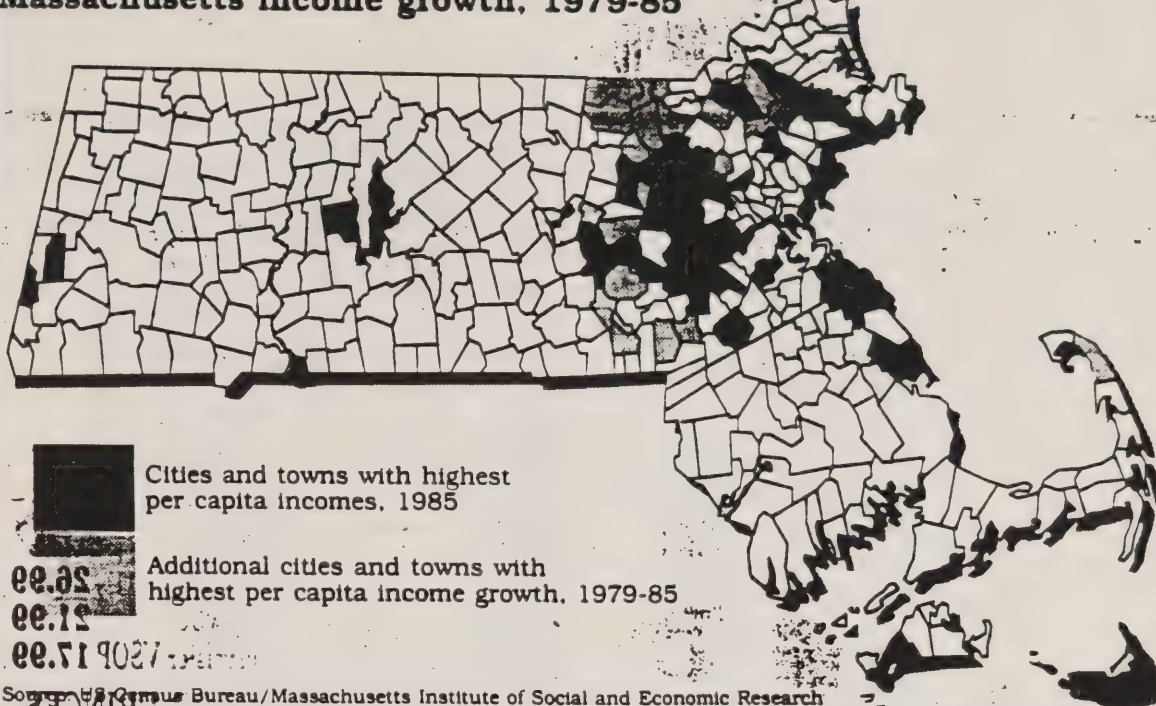
- The redistribution of people has not been evenly matched by income trends. Statewide, per-capita income grew 67.8 percent between 1979 and 1985, while inflation grew 48 percent.

However, the increase in income in most central and western Massachusetts communities trailed the statewide average. The increase hovered just over the inflation rate in Lawrence, North Adams and most cities and towns around the Quabbin Reservoir.

Even Springfield's wealthiest suburb, Longmeadow, was hit, falling from 9th to 16th place in the state in per-capita income over six years. Town executive Russell Denver said that much of Longmeadow's wealth stems from residents who hold top positions in the insurance business — a field that, unlike high-tech, "isn't high-growth when it comes to big increases in salaries."

Continued on next page

Massachusetts income growth, 1979-85



Source: U.S. Census Bureau/Massachusetts Institute of Social and Economic Research

Globe staff map/ Anthony Schultz

I-495 area has sharp rise in income

Continued from preceding page

Demographic specialists caution that the Census Bureau estimates cannot be taken as gospel because they mix current data from tax returns with population trends observed before 1980 — figures that are becoming increasingly dated.

Income estimates, on the other hand, are derived solely from current Internal Revenue Service data.

It is these tax-return figures that provide documentation that spiraling housing costs close to Boston and its high-tech centers have forced many people to seek homes 45 to 60 minutes away from their work, according to analysts.

John R. Pitkin, a Cambridge-based population consultant, points out that the growth belt

reaching west along the New Hampshire border almost to the Connecticut River "is still no more than 45 minutes away" from high-tech jobs in Lowell and Chelmsford.

One Pepperell builder, Douglas Sickul, also a member of his town's planning board, said he believes that the construction market in the border area may be strangling on its own success as home prices approach \$300,000 — one-third of which is land costs.

His next market move will be into the Ashby-Gardner-Templeton area, he said, where lots costing \$50,000 and lower wage levels will keep total costs down. "From there, it's only a 45-minute shot to Lowell or Worcester or Keene [N.H.], and maybe an hour to Amherst. These days that's not all that far."

BOSTON GLOBE 12/21/87

Jerry Ackerman

Highest per capita income communities

For comparative purposes, the US Bureau of Labor Statistics Consumer Price Index for metropolitan Boston rose 49.37 percent between 1979 and 1985. For the United States the index rose 48.17 percent. No separate index is compiled for Massachusetts.

Rank in state, 1985	Per capita income, 1985	Pct. gain from 1979	Rank in state, 1979
1. Weston	\$35,260	+97.5	1
2. Dover	\$28,525	+82.8	2
3. Sherborn	\$25,453	+88.9	3
4. Lincoln	\$24,242	+86.9	5
5. Carlisle	\$24,213	+89.4	6
6. Wayland	\$23,724	+80.2	4
7. Concord	\$22,570	+85.4	10
8. Cohasset	\$22,508	+76.6	7
9. Wellesley	\$22,420	+79.1	8
10. Sudbury	\$21,499	+78.2	12
11. Manchester	\$21,330	+77.3	13
12. Lexington	\$21,138	+74.2	11
13. Newton	\$20,601	+77.5	16
14. Lynnfield	\$20,410	+75.4	14
15. Needham	\$20,348	+75.7	17
16. Longmeadow	\$20,306	+65.3	9
17. Brookline	\$19,976	+73.6	18
18. Wenham	\$19,749	+78.4	22
19. Winchester	\$19,738	+74.8	20
20. Marblehead	\$19,734	+69.8	15
21. Boxborough	\$19,591	+79.8	24
22. Boxford	\$19,207	+67.9	19
23. Westwood	\$19,189	+75.6	23
24. Belmont	\$19,184	+72.4	21
25. Topsfield	\$19,048	+77.5	25
State average	\$12,510	+67.8	—
Boston	\$10,774	+64.4	240

Source: US Census Bureau/Massachusetts Institute for Social and Economic Research.

Globe staff chart

BOSTON GLOBE

12/21/87

Lowest per capita income communities

For comparative purposes, the US Bureau of Labor Statistics' Consumer Price Index for metropolitan Boston rose 49.37 percent between 1979 and 1985. For the United States the index rose 48.17 percent. No separate index is compiled for Massachusetts.

Rank in state, 1985	Per capita income, 1985	Pct. gain from 1979	Rank in state, 1979
327. Southbridge	\$9,381	+51.6	300
328. Erving	\$9,369	+46.4	273
329. Cummington	\$9,350	+56.4	318
330. Middlefield	\$9,327	+55.0	311
331. Athol	\$9,324	+49.8	296
332. Wales	\$9,324	+57.4	324
333. E. Brookfield	\$9,296	+53.0	306
334. Hardwick	\$9,283	+50.6	302
335. Winchendon	\$9,269	+62.8	336
336. Springfield	\$9,088	+56.2	329
337. Savoy	\$9,045	+64.4	340
338. Wendell	\$8,966	+68.1	347
339. Royalston	\$8,939	+60.6	339
340. Warwick	\$8,852	+64.7	346
341. North Adams	\$8,839	+57.8	337
342. Heath	\$8,695	+59.7	343
343. Lawrence	\$8,624	+57.2	341
344. Orange	\$8,560	+53.0	338
345. Amherst	\$8,371	+61.4	350
346. Washington	\$8,291	+51.8	342
347. Chelsea	\$8,259	+53.2	345
348. New Bedford	\$8,156	+50.2	344
349. Fall River	\$8,050	+54.9	349
350. Florida	\$7,642	+47.0	348
351. Gay Head	\$6,409	+64.9	351

Source: US Census Bureau/Massachusetts Institute for Social and Economic Research.

Globe staff chart

BOSTON GLOBE

12/21/87

Fastest income growth, 1979-85

City/Town	1985		1979		Percent gain 1979-85
	per capita income	rank in state	per capita income	rank in state	
Weston	\$35.260	1	\$17.850	1	97.5
Carlisle	24.213	5	12.785	6	89.4
Sherborn	25.453	3	13.474	3	88.9
Southborough	18.032	28	9.622	40	87.4
Lincoln	24.242	4	12.975	5	86.9
Ashland	16.377	42	8.776	62	86.6
Pelham	16.549	40	8.889	58	86.2
Tyngsborough	13.207	112	7.107	174	85.8
Berlin	14.324	78	7.712	119	85.7
Concord	22.570	7	12.176	10	85.4
Westford	15.635	52	8.477	69	84.4
Norfolk	13.558	98	7.368	151	84.0
Littleton	15.305	60	8.333	78	83.7
Northborough	16.049	45	8.750	163	83.4
Dover	28.525	2	15.604	2	82.8
Middleton	14.445	76	7.912	105	82.6
Groton	14.864	68	8.166	86	82.0
Franklin	12.383	149	6.831	206	81.3
Newburyport	13.036	120	7.206	163	80.9
Wayland	23.724	6	13.166	4	80.2
Chelmsford	15.399	56	8.556	66	80.0
Hull	11.279	204	6.270	290	79.9
Hopkinton	15.329	59	8.527	68	79.9
Boxborough	19.591	21	10.894	24	79.8
Bolton	17.120	35	9.544	43	79.4
Mass. average	12.150	-	7.475	-	67.8
US average	10.797	-	7.295	-	48.0

Source: US Census Bureau / Massachusetts Institute for Social and Economic Research.

Globe staff chart

Largest population gainers

City/town	1986 pop. (estimated)	Increase from '80	Percent growth
1. Boston	573,600	+10,606	+1.9
2. Barnstable	36,540	+5,642	+18.3
3. Plymouth	40,290	+4,377	+12.2
4. Sandwich	12,470	+3,743	+42.9
5. Carver	10,470	+3,482	+49.8
6. Dracut	24,040	+2,791	+13.1
7. Methuen	39,470	+2,769	+7.5
8. Easton	19,090	+2,467	+14.8
9. North Attleborough	23,460	+2,365	+11.2
10. North Andover	22,390	+2,261	+11.2
11. Mashpee	5,940	+2,240	+60.5
12. Duxbury	13,820	+2,013	+17.0
13. Chicopee	57,100	+1,988	+3.6
14. Tyngsborough	7,640	+1,957	+34.3
15. Wareham	20,340	+1,883	+10.2
16. Bourne	15,730	+1,856	+13.4
17. Brewster	7,050	+1,824	+34.9
18. Falmouth	25,440	+1,800	+7.6
19. Westford	15,210	+1,776	+13.2
20. Haverhill	48,620	+1,755	+3.7
21. Ashland	10,870	+1,705	+18.6
22. Dartmouth	25,610	+1,644	+6.9
23. Pepperell	9,630	+1,569	+19.5
24. Norfolk	7,930	+1,567	+24.6
25. Billerica	38,230	+1,503	+4.1

Source: US Census Bureau/Massachusetts Institute for Social and Economic Research.

Globe staff chart

Largest population losers

City/town	1986 pop. (estimated)	Decrease from '80	Percent loss
1. Somerville	72,280	-5,029	-6.6
2. Cambridge	91,260	-4,062	-4.3
3. Worcester	157,770	-4,029	-2.5
4. Arlington	44,350	-3,869	-8.0
5. Springfield	149,410	-2,909	-1.9
6. Brookline	52,360	-2,702	-4.9
7. Holyoke	42,000	-2,678	-6.0
8. Pittsfield	49,580	-2,394	-4.6
9. Fall River	90,420	-2,154	-2.3
10. Quincy	82,630	-2,113	-2.5
11. New Bedford	96,450	-2,028	-2.1
12. Braintree	34,690	-1,647	-4.5
13. Watertown	32,890	-1,494	-4.3
14. Norwood	28,220	-1,491	-5.0
15. Dedham	23,810	-1,488	-5.9
16. Newton	82,140	-1,482	-1.8
17. Brockton	93,870	-1,302	-1.4
18. Melrose	28,790	-1,265	-4.2
19. Medford	56,830	-1,246	-2.1
20. Framingham	63,890	-1,223	-1.9
21. Weymouth	54,480	-1,121	-2.0
22. Waltham	57,090	-1,110	-1.9
23. Belmont	25,020	-1,080	-4.1
24. North Adams	17,020	-1,043	-5.8
25. Amherst	32,260	-969	-2.9

Source: US Census Bureau/Massachusetts Institute for Social and Economic Research.

Globe staff chart

